

# SwitchedOn

News for the industry from The Electrical Safety Council



**Caution:  
Electric gates**

## FROM THE DG'S DESK



Central government bureaucracy is undermining the ability of local authorities to tackle poor standards in the private rented

sector, according to a new report by the ESC and the Local Government Information Unit (LGIU).

Significantly, almost two-thirds of English Councils took part in the House Proud report, which argues strongly that local authorities should be empowered to tackle poor standards in the private rented sector.

However, this balanced report also notes that there are many good landlords out there, who we don't want to be penalised. Just under 90% of local authorities surveyed agreed, or strongly agreed, that "The council has a good relationship with private sector landlords". And among the recommendations in the report is the idea that councils should engage with the best landlords to encourage self-regulation.

A series of case studies in the report illustrate some of the innovative approaches being developed on a local level. One study outlines the partnership between Southend-on-Sea Borough Council and the

South East Alliance of Landlords, Agents and Residents (SEAL). Landlords or agents joining SEAL must sign a Code of Conduct and liaise with the council when issuing a Notice to Quit, which ensures that tenants can get immediate advice from Housing Officers to avoid unnecessary evictions.

Additionally, such partnership working has freed-up council resources for enforcement action against 'rogue' landlords. And in Liverpool, the city's 'Ten Point Pledge' to drive up standards in the sector includes an advisory panel comprised of landlords and letting and managing agents.

With an increasing number of people renting privately, it is imperative that appropriate regulations – and local enforcement – are in place to ensure their safety. For example, although it's recognised that electrical accidents cause over half of the accidental fires in British homes, landlords are not required by law to have the electricians in their rented properties checked – or to provide tenants with electrical safety certificates.

The ESC has long called for additional safety requirements for the private rented sector

at a national level. But given the diversity of local issues impacting on the sector, we also recognise the need for local authorities to be given the freedom to deal with the particular problems in their area.



We have already worked closely with Newham council in London while they were developing their Landlord Licensing Scheme, and we aim to expand our engagement with other local authorities in the future. Our partnership with LGIU in developing the House Proud report is part of this engagement and proof of our desire to support the improvement of safety in the private rented sector at a local level.

Further information about how the ESC is trying to raise standards in the private rented sector can be found in several articles in this issue of *Switched On*.

Further information about the House Proud report can be found in a press release at [www.esc.org.uk/pressreleases](http://www.esc.org.uk/pressreleases) and a copy of the report can be downloaded from [www.esc.org.uk/research](http://www.esc.org.uk/research)

As always, we would welcome feedback on the content of *Switched On*.

Email [feedback@esc.org.uk](mailto:feedback@esc.org.uk)

**Phil Buckle** Director General

## A FOND FAREWELL TO THE ESSENTIAL GUIDE

It is with some sadness that we announce that the *ESC Essential Guide to the Wiring Regulations* is being phased out.

As a result, it is no longer possible to subscribe to, or renew subscriptions for, the Guide, and no further updates will be published. For existing subscribers, however, the Guide will continue to be accessible online until the end of 2014.

The Guide, which over time grew to cover more than 300 electrical installation topics in detail, provides in-depth yet practical guidance on the application of the requirements of *BS 7671* and its related standards.

Development of the Essential Guide, which was originally known as the NICEIC Technical Manual, began in 1998. It was initially conceived as an internal reference source to help standardise the technical advice being provided by NICEIC engineers throughout the UK, but its value to NICEIC Approved Contractors and the wider electrical contracting industry was soon realised.

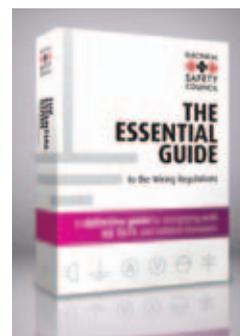
The Technical Manual first began to be published in 2002, at that time in the form of two paper volumes in ring binders. It was distributed free of charge to all NICEIC Approved Contractors,

and paper supplements were issued quarterly.

The Manual was also offered on subscription to other interested parties including electrical installation contractors, electrical engineers, electrical installation designers, lecturers, electrical equipment manufacturers and members of those committees responsible for the production of national and industry standards for electrical installations, equipment and products.

The Manual soon outgrew the paper medium as new topics were added and so, in 2004, it was migrated to CDs. These gave the added benefits of full searchability and automatic updating by means of new disks being distributed quarterly.

Then, at the end of 2009, as publishing technology continued to develop, the Manual, then renamed the *ESC Essential Guide to the Wiring Regulations*, was made available as an online resource, where it has existed ever since.





Avoiding 'grime fires' in Electrical Fire Safety Week - see page 6.

# switchedon

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your insight into the electrical safety industry

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## Letters

I'm sure that there are many within the electrical industry who will have strong feelings about some of the issues raised in *Switched On*. So feel free to shout about them.

Please email your letters to the Editor of *Switched On* at: [mcswitchedon@gmail.com](mailto:mcswitchedon@gmail.com)



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→ IN BRIEF

**Electrical safe working guidance updated**

Around 1000 electrical accidents are reported to the HSE every year. Many of these involve major injury, and some of them are fatal.

To help prevent these accidents, the Health and Safety Executive (HSE) has recently updated its *Electricity at Work: Safe Working Practices* guidance, HSG85.

The guidance was first published in 1993 and updated in 2003. This third edition again updates the industry guidance and the sources of further information.

HSG85 covers the key elements to consider when devising safe working practices for those, including the self employed, who carry out work on or near electrical equipment, and supplements the *Memorandum of Guidance on the Electricity at Work Regulations 1989* (HSR25).

It gives practical advice on safe working practices for managers and supervisors who control or influence the design, specification, selection, installation, commissioning, maintenance or operation of electrical equipment.

The HSE recommends that organisations that already have industry-specific rules or guidance for safe working practices ensure that all aspects addressed in this latest edition of HSG85 are adequately covered, and that those that have no such internal rules should use the guidance to devise safe working practices relating to their own specific circumstances and activities.



HSG85 can be downloaded free of charge from [www.hse.gov.uk/pubns/priced/hsg85.pdf](http://www.hse.gov.uk/pubns/priced/hsg85.pdf)

HSR25 can be downloaded, also free of charge, from [www.hse.gov.uk/pubns/priced/hsr25.pdf](http://www.hse.gov.uk/pubns/priced/hsr25.pdf)

**Beware of counterfeit copies of the Wiring Regulations**

Kent County Council Trading Standards Officers, working in partnership with colleagues in the UK Border Agency, have seized 845 fake copies of *BS 7671:2008(2011) Requirements for Electrical Installations, The IET Wiring Regulations 17th Edition*.

The copies were intercepted at Dover on their way into the UK from Latvia by eagle-eyed Border Agency staff, who contacted the Trading Standards Officers. Genuine copies of the Wiring Regulations books are priced at around £80, so the haul was worth about £67,000.

Mark Coles, Technical Regulations Manager at the Institution of Engineering and Technology (IET), said "Counterfeit copies of any product undermine that industry. Buyers may think they are getting a bargain but, in such copies where pages are missing or printed text has been corrupted, the information is incomplete or incorrect, which leads to errors and dangerous practices. Fake products are undermining our industry so please ensure that you buy from a reputable source."



**Periodic inspection – a clarification**

The summer issue of *Switched On* included a 'Have you ever been asked' article entitled 'What is the difference between a certificate and a report?'

The article said that details of any damage, defects, deterioration, non-compliances or dangerous conditions found during a periodic inspection should be recorded on the Electrical Installation Condition Report.

However, a reader has correctly pointed out that the article should have gone on to say that Regulation 634.2 of *BS 7671* requires only details of such findings which may give rise to danger to be recorded.

We apologise if the omission caused any confusion.

If you have any feedback on the contents of *Switched On*, please email [feedback@esc.org.uk](mailto:feedback@esc.org.uk)

**Engineering firm fined after apprentice receives electric shock**

Last August, a Kent-based engineering firm was prosecuted at Dartford Magistrates' Court for safety failings after a teenage apprentice fell from a ladder as result of an electric shock he received from badly wired equipment.

Kenard Engineering Company Ltd of Green Street Green Road, Dartford, Kent, was fined £10,000 and ordered to pay £1,981 in costs after admitting breaching Regulation 4(1) of the Electricity at Work Regulations 1989\*.

The apprentice, just 17 at the time of the incident in June 2012, suffered a slipped disc and numbness in his lower back after falling nearly three metres to the floor on receiving the electric shock.

Magistrates were told that the apprentice was helping a maintenance worker to move a pillar-mounted crane. When the crane was in position and was wired-up, he climbed a ladder to plug in the crane control equipment. When his hand touched a cable tray on top of the pillar, the tray 'earthed' him because the pillar he was holding onto for balance was energised due to a live wire having been connected wrongly to the metalwork of the crane.

The HSE found that Kenard Engineering had failed to ensure their working systems were safe by allowing someone without the proper competence and experience to wire-up the crane. Although the firm had an electrical specialist for moving and installing the cranes, it was customary for employees to move and wire them.

Speaking after the hearing, HSE Inspector Rob Hassell said: "This was a needless injury to a young and inexperienced worker. It could have been avoided by Kenard Engineering by simply ensuring that electrical work, particularly three-phase electrics, was carried out by suitably qualified personnel. Working with electricity is a high risk operation and fatalities do

occur. All companies need to ensure that they identify three-phase electrical work within their operations and take suitable precautions when planning maintenance work."

The apprentice has since returned to work.

\*Regulation 4(1) of the *Electricity at Work Regulations 1989* states that: "All systems shall at all times be of such construction as to prevent, so far as is reasonably practicable, danger."

### City Council prosecuted following electric shock incident at a skate park

Last September, Newport City Council was prosecuted at Cwmbran Magistrates' Court for safety failings that led to a teenage boy receiving an electric shock from vandalised electrical equipment at a skate park.

The City Council was fined £5,000 and ordered to pay £9,477 in costs after admitting breaching Section 3(1) of the Health and Safety at Work etc. Act 1974\*.

The 13-year-old boy received the electric

shock while at the skate park at Newport International Sports Village in December 2011. As a result of the electric shock, the boy suffered injuries that necessitated the amputation of his left index finger and a skin graft on his left middle finger.

The Health and Safety Executive found that the electrical cabinet housing the controls for the skate park's floodlighting had been vandalised such that live parts were exposed, and that the boy received the electric shock whilst attempting to turn on the floodlights.

A Park Ranger had noticed about a week earlier that the cabinet, which had a history of being vandalised, had been damaged, but no action had been taken to repair it.

The Court was told that Newport City Council had failed to properly assess the risks, which had resulted in a failure to put appropriate control measures in place such as increased physical security or protection of the electrical equipment by a residual current device. Further, there should have been better supervision of the skate park and the electrical cabinet should have been appropriately marked to warn of the dangers.

Speaking after the hearing, HSE Inspector Joanne Carter said: "This was an extremely serious incident that has had disabling long-term effects on a young teenager. It is disappointing that the health and safety management by the Council didn't address the risks manifested. They failed to put in systems to control the risk, did not communicate the risk to employees and did not inspect the cabinet. Nor did they improve the mechanical protection of the cabinet or mark it as being an electrical danger."

The skate park has since been moved to a new site where the electricity supply is in a secure building and the floodlighting is controlled remotely.

\* Section 3 (1) of *The Health and Safety at Work etc. Act 1974* states: *It shall be the duty of every employer to conduct his undertaking in such a way as to ensure, so far as is reasonably practicable, that persons not in his employment who may be affected thereby are not thereby exposed to risks to their health or safety.*

## SAFETY ALERT - FAN BLOWERS FOR INFLATABLES

Last July, the Health and Safety Executive issued a safety alert relating to a particular design of fan blower typically used to inflate bouncy castles and advertising inflatables.

The blowers in question, which have been imported into the UK from China by a number of suppliers, have a galvanised metal enclosure with the power connection point attached directly to the enclosure, rather than to a flexible lead.

Connections used on 230 V electrical equipment that may be exposed to the weather must be protected to the appropriate standard. During testing of one such unit it was found that, although the manufacturer's plate stated that the unit complied with the relevant standards, the connection did not stop water getting onto live contacts. This means anyone touching metal parts of the unit could get a potentially lethal 230 V shock.

Known suppliers of this particular design of fan blower have ceased importing it and have made efforts to contact identifiable customers to alert them to the hazard.

Further information, including photos of the type of blower in question, can be found at

[www.hse.gov.uk/safetybulletins/inflatable-blower-fans.htm](http://www.hse.gov.uk/safetybulletins/inflatable-blower-fans.htm)



Representatives from the Scottish Fire & Rescue Service joined the ESC, together with local Councillors Alexander Murrin and Bill Perrie.

## AVOIDING 'GRIME FIRES' IN ELECTRICAL FIRE SAFETY WEEK

The ESC once again worked in partnership with the government's 'Fire Kills' campaign for Electrical Fire Safety Week, which ran in the last week of September.

With the support of Fire & Rescue Services in England, Scotland and Wales, we launched a media campaign to raise awareness of the dangers of fire in messy and cluttered kitchens.

These unseen or overlooked fire risks are particularly worrying since more than half of all accidental fires in the home are started by kitchen appliances (21,036 out of 37,061 fires in dwellings in 2012). The build-up of dust, dirt and grime is also responsible for thousands of serious burns and broken electrical appliances in the kitchen.

Research to support the campaign found that four million people have experienced a 'grime fire', something that can easily be avoided by thoroughly cleaning the kitchen on a regular basis and tidying away mess – simple jobs that often get overlooked as people's hectic lifestyles and other priorities leave little time for cleaning.

Head of Communications, Emma Apter, was joined by TV's Aggie MacKenzie (How Clean is Your House?) for a series of radio interviews.

Emma commented: "Grime can often build up without you realising, so you might think you have a clean kitchen. But if you look closer there can be an electrical fire waiting to happen. I'd urge everyone to clean their appliances as often as possible, and take care not to leave objects lying around in the kitchen that could ignite, or block ventilation."

To share the message directly with consumers, the ESC visited shopping centres in Glasgow and Sheffield where, along with teams

from the Scottish and South Yorkshire Fire & Rescue Services, the team gave shoppers tips on avoiding fires and general electrical safety advice.

Visit [www.esc.org.uk/kitchensafety](http://www.esc.org.uk/kitchensafety) for more information and tips on avoiding electrical fires.



MSP Margaret MacDougall tries her luck on the ESC's giant buzzwire game at the Braehead Shopping Centre in Glasgow.

## ESC AT THE 2013 POLITICAL PARTY CONFERENCES

The ESC attended the 2013 Labour and Conservative party conferences in Brighton and Manchester, both events proving to be very productive for the charity. In particular, given our recent work pushing for improved standards in the Private Rented Sector (PRS), it was encouraging to see a renewed focus on housing from both parties.

The ESC Director General, Phil Buckle, hosted roundtable dinners at each conference – which were well attended by politicians, manufacturers and the Chief Fire Officers Association - to discuss the important issue of product safety and recall.

Each event began with a video\* to put the issue in perspective, with a victim of a recalled dangerous product describing their experience. The serious tone set by the video was continued throughout what proved to be two very enlightening discussions.

Just as important as the main hall discussions at the party conferences are the numerous and varied so-called 'fringe' events. This year, with the topic of housing stepping into the spotlight, there were a number of events on related issues ranging from the imperative to build to ensuring fair rents.

The ESC attended several of these events, listening to emerging thinking and putting the case for improved safety standards. A particular positive for the ESC was the Residential Landlord Association's public endorsement of our views concerning the introduction of mandatory electrical safety checks in the PRS.

It was particularly interesting to hear and compare the viewpoints from Mark Prisk MP and Jack Dromey MP, the now former Housing

Minister and his former Shadow, regarding how the UK's housing and planning systems should be reformed. Following the reshuffle and the reassignment of both positions, it will be interesting to see how many of the conference narratives are seen through.



In Brighton there was an electrical safety event attended by the Shadow Minister for Communities and Local Government Roberta Blackman-Woods, who used the occasion to praise the work of the ESC and to commit a Labour Government to reversing the recent cuts to Part P of the Building Regulations for England. We were greatly encouraged by this statement of intent, which is a testament to the industry's tireless efforts to engage politicians on the issue of electrical safety. See the following article for further details.

\*The video ('Martin's Story') can be viewed on our website at [www.esc.org.uk/realstories](http://www.esc.org.uk/realstories)

## ESC WELCOMES LABOUR HOUSING FOCUS – PUTTING THE PIECES BACK INTO PART P



Labour's 2013 conference claim that housing would be put at the heart of its political agenda now covers more than just building new homes.

Roberta Blackman-Woods, the Shadow Minister for Communities and Local Government, told a fringe meeting at the Labour Party Conference that Labour would reverse the cuts to Part P of the Building Regulations for England – the only legal framework that protects people from unsafe electrical work in their homes.

Phil Buckle, ESC Director General, welcomed the news. "Labour's focus on housing recognises that dealing with the current housing crisis isn't simply about building new homes, but also about ensuring that those we already have are safe to live in. While the ESC accepted some of the recent amendments to Part P for England, we are concerned about the reduction in the scope of notifiable work. Both statistical data and anecdotal evidence indicate that kitchens and outdoors are high-risk areas that need

a particularly rigorous standard of electrical work."

"With over half of all accidental fires in British homes being caused by electricity, electrical safety cannot be ignored - particularly during a period when housing demand is increasing dramatically. We're delighted that Ms Blackman-Woods who, together with the Labour Party, has always provided support for Part P, recognises the importance of electrical safety in helping to ensure a safe, sustainable housing stock."

## A NEW ERA FOR PRODUCT SAFETY LEGISLATION



### So why do we need to improve product safety through new Regulation?

Despite the existence of robust regulations intended to ensure consumer protection throughout the European Union, many unsafe and non-compliant products still find their way onto the market. And rogue traders continue to flout the rules, preventing the establishment of a level playing field for legitimate businesses. These factors undermine the market and are a disincentive to those businesses that invest extensive resources to ensure that they design and manufacture safe products.

It is therefore imperative that enforcement activity is stepped up to protect consumers, to act as a deterrent to unscrupulous traders, and to give ethical businesses the opportunity to compete on equal terms.

The European Commission considers that the current rules on market surveillance and consumer product safety are fragmented and scattered over several different pieces of legislation, thus creating gaps and overlaps, and making it difficult for businesses and market surveillance authorities to understand.

The European Commission has, since 2009, been developing a proposal for the revision of the General Product Safety Directive 2001/95/EC, with the purpose of updating its safety rules and aligning them with those already in place for harmonised products (such as electrical products and toys), thereby making the legislation more effective in protecting consumers in a globalised market.

The proposed package of product safety and market surveillance measures is the European Commission's response to identified shortcomings in the current legislative framework in recognition of the need for more effective and up-to-date product safety rules.

Expected to come into effect in 2015, the Package aims to simplify and unify the rules that apply to non-food products, streamline market surveillance procedures and better coordinate and monitor market surveillance activities in the European Union.

### The Consumer Product Safety and Market Surveillance Package

Essentially, the product safety and market surveillance package comprises two legislative proposals:

In February 2013, the European Commission published a "product safety and market surveillance package" comprising legislative proposals for two new European Regulations on product safety and market surveillance, and a non-legislative multi-annual action plan on market surveillance.

The European Union (EU) Single Market Act II, adopted in 2012, confirms "the Package" as a key action to improve the safety of products circulating in the EU through better coherence and enforcement of product safety and market surveillance rules.

In parallel with these proposals, work is being undertaken to align nine EU Directives relating to specific industry sectors, including the Low Voltage Directive 2006/95/EC (implemented in the UK by the Electrical Equipment (Safety) Regulations 1994) with the "New Legislative Framework"<sup>1</sup>. This is a package of measures adopted in 2008 that is intended to strengthen product safety and market surveillance rules for consumer products, and to address weaknesses and inconsistencies in the implementation and enforcement of legislation.

- **Regulation on Consumer Product Safety** which will directly replace the General Product Safety Directive
- a **Regulation on Market Surveillance for Products** which will bring all the market surveillance provisions into one piece of legislation and replace the rules on market surveillance that currently exist within the General Product Safety Directive, the Regulation on Accreditation and Market Surveillance, the New Legislative Framework package and sector-specific harmonisation legislation, such as the Low Voltage Directive 2006/95/EC that covers most electrical products.

As 'EU Regulations', both pieces of legislation will have to be directly implemented and applied across the European Union without modification. A Regulation will also ensure that the legal requirements are in force at the same time throughout the European Union.

The two legislative proposals are complemented by a non-legislative multi-annual plan for market surveillance, which sets out 20 actions to be undertaken between now and 2015 to improve market surveillance under the current regulatory framework, before the new rules come into effect.

The key changes from the product safety and market surveillance package will include:

- alignment of the general obligations of businesses to ensure the safety of all consumer products with clearer responsibilities for manufacturers, importers and distributors
- more effective tools for authorities to check products and enforce product safety rules across the European Union
- improved traceability of consumer products throughout the supply chain – enabling a swift and effective response to safety problems (such as recalls)
- streamlined procedures for the notification of dangerous products.

### **New Legislative Framework**

The new measures to be implemented through the New Legislative Framework are still being developed, but the European Commission believes their introduction will streamline, simplify and improve market surveillance rules and procedures, making it easier for national authorities and businesses to understand and follow them.

The alignment of the Low Voltage Directive with the New Legislative Framework will result in the application of provisions commonly used in EU product legislation (such as definitions, obligations of manufacturers and suppliers, and safeguard mechanisms) that are intended to clarify the requirements. New elements, such as obligations on importers, will be introduced that are crucial for improving the safety and traceability of products on the market.

The recast of the Electrical Equipment (Safety) Regulations will see the inclusion of requirements for importers to check that non-EU manufacturers have properly assessed their goods according to EU regulations, and that the equipment is correctly marked and supplied with the required safety documentation. The importers will also need to make certain that all electrical equipment carries the CE mark accompanied by the necessary documentation, and that the product bears the name and address of both the manufacturer and the importer where the product is supplied from a non-EU country.

As an enhancement to traceability, every business in the supply chain will need to be able to provide details of who they purchased an electrical product from and who they sold it to, and to continue to make this information available for a period of ten years after they have been supplied with or sold the product.

### **What impact will these changes have on suppliers of consumer electrical goods?**

As currently drafted, the scope and application of the proposed Regulation on Consumer Product Safety excludes most of the sector-specific harmonisation legislation, such as the Low Voltage Directive. An electrical product that conforms to the safety requirements of the Low Voltage Directive would therefore be presumed to be safe under the Consumer Product Safety Regulation. Also, the requirements regarding obligations on manufacturers and suppliers of electrical products are excluded from the Regulation as it is envisaged that these provisions will be covered by the aligned Low Voltage Directive.

It therefore appears from the draft text of the proposed Regulation that there will be very little in terms of requirements directly applicable to the safety of electrical products, as greater reliance will be placed on compliance with the Low Voltage Directive once it has been aligned to the

provisions of the New Legislative Framework. That said, the proposed Regulation will be applicable to electrical products that fall outside the scope of the Low Voltage Directive. This will include UK plugs and sockets, the safety requirements for which are covered by domestic legislation.

The Regulation on Market Surveillance for Products is largely aimed at Market Surveillance Authorities. The Regulation does refer to obligations of economic operators but only insofar as making it a requirement for businesses to co-operate with the authorities. The measures that businesses will need to implement to enable the authorities to carry out their market surveillance activity will be incorporated into the aligned Low Voltage Directive.

The alignment of the Low Voltage Directive 2006/95/EC to the New Legislative Framework will see a number of substantive changes to the requirements within that Directive, although their introduction should not place any significant additional burden or costs on suppliers of electrical products. For consumer products, many of the new rules to be incorporated into the Directive are already implemented in the UK through the Consumer Protection Act 1987 and the General Product Safety Regulations 2005.

It is likely, however, that the General Product Safety Regulations in the UK will be replaced by the new Consumer Product Safety Regulation before a recast of the Electrical Equipment Safety Regulations to the aligned Low Voltage Directive is in place. In this event, specific rules and obligations for businesses in respect of product safety will have to be dealt with by less prescriptive, and arguably less helpful, primary legislation.

**Overall, based on the proposals in their current form, those businesses that operate within the legal framework of existing legislation in the UK should see little change in terms of their obligations to supply only safe products and the procedures they should have in place to provide an assurance of this. Nevertheless, the proposals have been and will continue to be subject to consultation and review, with a conclusion of negotiations not expected until March 2014.**

<sup>1</sup> See <http://ec.europa.eu/enterprise/policies/single-market-goods/internal-market-for-products/new-legislative-framework>

## EUROPEAN COLLABORATION

The ESC recently hosted a visit from members of Bosnia and Herzegovina's Market Surveillance Agency (MSA).

The visit - part of an EU 'twinning project' to promote best practice amongst EU member states - was designed to introduce the Agency to the range and scale of the ESC's work, as no similar body exists in Bosnia and Herzegovina.

The MSA, which is part of the Bosnian and Herzegovina national government, has a high level of expertise in consumer product safety matters, but focuses on regulatory enforcement rather than supporting business compliance. And, as the country has a complex government structure with a number of related market surveillance bodies operating at regional and local levels, there is a lack of coordination between individual organisations and their activities.

"In a global economy, effective market surveillance and international cooperation is essential for consumer safety", explains Phil Buckle, ESC Director General. "So we were delighted

to contribute by hosting this visit and sharing our expertise."



MSA members were provided with an outline of ESC activities, which range from consumer campaigns and partnership work with Trading Standards to government lobbying for better regulation and industry liaison to support best practice.

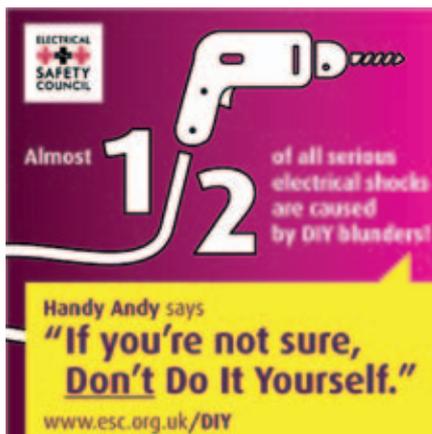
"The aim of the project is to help the MSA establish a strategy for an integrated approach to market surveillance", adds John Lawrance of NI-CO, the Northern Ireland Cooperation Overseas body, who was leading the delegation.

"A key part of this is to improve the system for dealing with consumer complaints - including using the information they provide to help plan and improve services. And there is an urgent need to move the emphasis back up the distribution chain to the point of manufacture or export. The team found the visit to the ESC incredibly useful and were very impressed by the professionalism and enthusiasm of its staff".

## PROMOTING REGISTERED ELECTRICIANS

Over past months - in August and November - the ESC launched two media campaigns to encourage householders to use registered electricians.

The August campaign focused on the DIY blunders that people can make when attempting electrical work themselves.



Research to support the campaign found that one in five people having no electrical training felt confident enough to try installing new lights in their homes, while one in ten said they would happily install new wiring. This overconfidence came partly from a reliance on the advice of unqualified friends or family (half of those surveyed said they do this), or seeking help online. Two-fifths of people said they search the web for tips and a similar number use online videos.

The ESC consulted 2,000 electricians and found that a third were spending up to a quarter of their time fixing botched DIY. Worryingly, a third of those said they had seen or been involved with fixing DIY that had resulted in fires, serious electric shock or very expensive repairs.

When we carried out research for the 'Don't DIY' campaign, many of the electricians surveyed expressed concern about the number of non-electrical tradespeople who take on electrical work as part of a bigger building or renovation project. Those electricians' experiences helped to shape the story for the November campaign, which highlighted the risks that householders take, often unknowingly, when they don't use a registered electrician.



Our research found that a third of people had chosen an electrician based on a friend's recommendation without bothering to check their credentials, and a quarter said they didn't know how to check whether or not an electrician was registered. Over half of the electricians surveyed said they were aware of complex jobs with electrical elements, such as bathroom or kitchen installations, that were carried out by non-electrical tradespeople or unregistered electricians.

The two campaigns urged the public not to attempt electrical jobs themselves or just to rely on friends' recommendations, but instead to be sure to use a registered electrician to give them the peace of mind that the work will be carried out by someone with the necessary knowledge and skills to do it safely.



## FIRM FINED AFTER CHILD TRAPPED BY ELECTRIC GATES AT SCHOOL

Last September, a Wiltshire-based company was prosecuted at Swindon Magistrates' Court for failing to install adequate safety devices after a three-year-old boy was trapped between an electrically-powered gate and the gate post.

Camera Security Services Ltd of Glenmore Business Centre, Waller Road, Devizes, was fined £3,000 and ordered to pay £7,000 in costs after admitting breaching Regulation 11 of the Supply of Machinery (Safety) Regulations 1992.

The child was playing around the gate when it started to close, trapping him against the gate post. The child was pulled free when parents and passers-by in the vicinity prevented the gate from closing completely and then opened it sufficiently to enable him to be freed.

The HSE found that the gate automation equipment installed by Camera Security Services Ltd did not meet essential safety requirements, and that their risk assessment had failed to identify foreseeable risks associated with the crushing point between the gate and the gate post - the level of risk being further increased by the gate's location at the entrance to a primary school.

Camera Security Services Ltd had fitted an electrically-powered closing device on the gates at the school but had not fitted a sensor to stop the gates from closing completely if someone was in the way.

Speaking after the hearing, HSE Inspector Stephan Axt-Simmonds said: "Camera Security Services Ltd failed to ensure that the equipment they supplied and installed in 2008 was able to operate safely. They had a clear legal requirement in this regard and should also have been mindful that this particular location, the entrance to a primary school, would be used by a particularly vulnerable group - young children."

"This was an easily preventable incident that could have had tragic consequences. Suppliers and installers of gate automation equipment must remember that, by automating a gate, they are creating a machine and they must carry out the proper procedures to ensure the equipment they install does not pose a danger to the public."

Mr Axt-Simmonds recommended that all suppliers and installers of electric gates should look at the guidance available on the Door and Hardware Federation website, which has been endorsed by the HSE. The guidance may be downloaded, free of charge, from [www.dhfonline.org.uk/gate-group-safety.aspx](http://www.dhfonline.org.uk/gate-group-safety.aspx)



The HSE has previously issued three safety alerts concerning the installation and use of electric gates, which can be found at:

[www.hse.gov.uk/safetybulletins/powergates.htm](http://www.hse.gov.uk/safetybulletins/powergates.htm)

[www.hse.gov.uk/safetybulletins/electricgates.htm](http://www.hse.gov.uk/safetybulletins/electricgates.htm)

[www.hse.gov.uk/safetybulletins/electricgates2.htm](http://www.hse.gov.uk/safetybulletins/electricgates2.htm)

Further developments to improve standards in the electric gate industry are reported in the following article.



# Are you Gate Safe aware

‘... working to raise awareness of the dangers that can be created by poorly-designed electric gate installations.’

**The ESC has, for some time, been working to raise awareness of the dangers that can be created by poorly-designed electric gate installations. In this article, Richard Jackson, founder of Gate Safe, covers some of the developments aimed at improving safety standards in the automated gate industry.**

Gate Safe® is a charity set up to improve safety standards for automated gates following the death of two children in separate accidents in 2010 (which we reported on in the autumn 2010 issue of Switched On).

The charity has joined forces with the Joint Industry Board, which administers the Electrotechnical Certification Scheme (ECS) in England, Wales and Northern Ireland, to launch a dedicated 'Gate Safe Aware' ECS card.

Gate Safe, which already counts IOSH, RoSPA, ECA, SAFed and School Safety MARK amongst its supporters, is keen to extend its Gate Safe Aware message to all professions involved in the automated gate installation process. The charity is therefore delighted to be able to work with the Electrotechnical Certification Scheme to accredit individuals who undertake a new training programme for the safe installation of automated gates.

Operatives in the gate installation industry can now participate in the IOSH-accredited Gate Safe Aware Training programme which has been running since August 2012. The half-day session provides delegates with a practical and comprehensive overview of the

current standards and safety guidelines relating to automated gates.

Individuals who successfully complete and pass the assessment are eligible to use the Gate Safe Aware Installer logo and to be entered onto the growing Gate Safe Aware Installer database which promotes the use of professionally-trained installers to ensure a safe and compliant installation.

The roll-out of this training scheme is designed not only to improve the understanding and appreciation of accepted best practice for automated gate installations, but also to protect individuals and their businesses from the risk of costly prosecution and litigation which could potentially follow a non-compliant installation.

Gate Safe is confident that by training and accrediting individuals in this way, it will be able to provide prospective owners of automated gates with access to an even greater number of Gate Safe Aware professionals whose skills and understanding are commensurate with the delivery of a safe and compliant automated gate.

The Gate Safe website ([www.gate-safe.org](http://www.gate-safe.org)) carries a broad range of guidance for professionals associated with automated gate installations including risk assessment considerations, legislative guidance and how to specify a safe electric gate. Key considerations for electricians include:

- always acknowledging that safety is the highest priority when installing an automated gate.



# ware?

Never be tempted to cut corners for the sake of financial gain - if you do, the consequences can be disastrous

- avoiding automation kits that provide minimal safety features and no safety guidance. Such kits perpetuate the risk of another accident occurring. If an automated gate does not incorporate the correct safety features, installers should refuse to fit it and report the equipment to Trading Standards

- being aware that, although fitting automation equipment to a gate requires no formal qualification, the electrical installation supplying the gate is subject to the requirements of BS 7671 and, for installations at residential premises in England and Wales, the installation should be designed, installed and inspected in accordance with requirements of Approved Document P: Electrical safety – Dwellings.



*An electric gate that is compliant with current safety standards*

**‘The three-year-old was playing around the gate when it closed, trapping him...’**



As reported in the preceding article, a recent court case has highlighted the serious ramifications of failing to adhere to the correct safety guidelines. In September, a company from Devizes was fined £3,000 and ordered to pay £7,000 costs for failing to install adequate safety devices on an electric gate that trapped a young child at a primary school in Bournemouth.

The three-year-old was playing around the gate when it closed, trapping him between the gate and the gate post. The company was fined for failing to fit the recommended safety edges that would have automatically prevented the gate from closing completely if a person was detected in its path, and for not identifying the foreseeable risks associated with the crushing point between the gate and the gate post.

Gate Safe has been campaigning for three years for improved levels of safety for electric gates and now has around 180 Gate Safe Aware installers on the Gate Safe Aware Installer database, which continues to grow. Ultimately, the charity hopes to drive home the automated gate safety message to the end user so that domestic and commercial clients only seek out professionals who have been specifically trained to understand the critical factors that ensure a safe electric gate installation.

*Richard Jackson has over 40 years' experience of the perimeter security and access control business, with over 33 years spent operating within the automation sector.*



'Gate Safe already counts IOSH, RoSPA, ECA, SAFed and School Safety MARK amongst its supporters...'

**What makes a safe gate?**

Must have at least two of the following safety features:

- Pressure edges
- Photocells
- Force limitation

Risk assessments should be undertaken as early as possible to identify any hazards and associated risks to persons using the gates.

**Audible or visual warnings** to indicate that the gate is opening or closing

**Flush** to be installed between the gate portals to prevent entrapment

**CAUTION AUTOMATIC GATE**  
No parking in gateway

**Guard rail** around the run back area to prevent access and injury to a person when the gate is operating

**Control cabinet** is housed in a weatherproof enclosure IP67 rated that is lockable, with a CE mark

**Pressure edge or safety edge:** Is a rubber conductive extrusion which is fitted to the leading and trailing edges of the actual gate leaf and also fitted to any vertical upright. When the edges are actuated the gate will stop and reverse its motion momentarily. The gates will stay in this position until given another signal to open, if the edge is damaged the gate will be inhibited and cannot be moved automatically

**Two pairs of photocells** at different heights. When the beam is broken by an object or person the gate will stop. If the photocells are damaged the gate will be immobilised and cannot be used automatically

www.gate-safe.co.uk info@gate-safe.co.uk

# ESC SEEKS GREATER SAFETY FOR SCOTTISH TENANTS



The ESC has continued to work with politicians and key stakeholders to improve standards in Scotland's private rented sector and to highlight the need for enhanced electrical safety requirements in any new regulation covering the sector.

In an open letter\* to Margaret Burgess MSP, Minister for Housing and Welfare, 13 organisations - led by the ESC and including Shelter Scotland, the Scottish Association of Landlords, Citizens Advice Scotland, NUS Scotland, Crisis and SELECT – urged the Scottish Government to address the poor conditions and safety hazards experienced by private tenants.

The size of the private rented sector in Scotland has doubled in just ten years, with some parts of the country seeing even larger increases. Glasgow City Council for example estimates that the private rented sector accounts for 19% of all homes<sup>1</sup> - but such growth has raised serious issues about safety in the sector.

Conditions and disrepair in the private rented sector are worse than in any other part of the Scottish housing sector - in 2011, 65% failed to meet the Scottish Housing Quality Standard<sup>2</sup> - and Government data also shows that homes in Scotland are at a disproportionate risk of electrical fires compared to the rest of Great Britain, with almost 70% of accidental fires in Scottish homes caused by electricity<sup>3</sup>.

Chief executive of the Scottish Association of Landlords, John Blackwood, who signed the open letter to the Scottish Minister for

Housing and Welfare said: "Landlords in the private rented sector in Scotland have long been unsure about their legal obligations with regard to electrical safety and how they can be confident in the competence of some electricians. The Scottish Association of Landlords supports the call for clear legislation outlining landlords' electrical safety obligations and how best to protect their properties and ultimately ensure the safety of their tenants."

The ESC has called for mandatory five-yearly checks of the electrical installation and any electrical appliances supplied in private rented sector lets. We have also asked for RCD protection to be provided in all properties, to help prevent severe and fatal electric shock, as well as some fires.

We believe such basic requirements could significantly reduce fires and injuries in Scottish homes – particularly in the rapidly expanding private rented sector. It is a view echoed by Bob Doris MSP, who has been very supportive of the ESC's work to improve standards in the sector: "I firmly believe five-yearly electrical checks in the private rented sector can enhance tenant safety, and the ESC has worked constructively with stakeholders in the sector to gain their support for this measure. I hope to meet with the Housing Minister, Margaret Burgess MSP, to see if the forthcoming Housing Bill can incorporate such regular checks and put them on a statutory footing."

The open letter achieved favourable coverage in the media, including an

exclusive feature in *The Scotsman* ahead of the Scottish National Party autumn conference in October. The article highlighted wider political support for the measures, with Scottish Conservative housing spokesman Alex Johnstone MSP backing the approach. He said: "This campaign demonstrates the willingness on the part of the private sector to raise the safety standards of rental homes and is very much to be welcomed. The Housing Bill will present an opportunity to raise standards, but the Scottish government must work with the private sector and not enforce soundbite measures for the sake of it."

Given the support and encouragement we have received so far, we are more confident than ever of attaining our goal to make Scotland's private rented sector safer.



\*A copy of the open letter to Margaret Burgess MSP, together the full list of the signatories, can be found at [www.esc.org.uk/news](http://www.esc.org.uk/news)

<sup>1</sup>[www.glasgow.gov.uk/CHttpHandler.ashx?id=14215&p=0](http://www.glasgow.gov.uk/CHttpHandler.ashx?id=14215&p=0)

<sup>2</sup>Scottish House Condition Survey 2011

<sup>3</sup>Analysis by the Scottish Government of Fire Datasets: DCLG and Scotland for 2010-11



## ESC RESPONSE TO LONDON RENTAL STANDARD

The ESC has welcomed the introduction of the London Rental Standard (LRS) as a positive development, but has concerns that it does not go far enough in promoting electrical and gas safety in the sector.

The LRS – one of Boris Johnson’s campaign commitments during the last Mayor of London elections – contains a series of voluntary minimal standards around twelve core commitments ranging from fees and deposits to landlord and letting agent training.

However, the only reference to safety standards in the document is relatively vague – stating that landlords must comply with current legal requirements, including having no category 1 or significant/multiple category 2 hazards. (Under the Housing, Health and Safety Rating System, a category 1 is the most serious type of hazard that can be found in a property).

“We do see the LRS as a step forward”, explains Phil Buckle, ESC Director General, “although the lack of specificity in relation to electrical and gas safety is, we believe,

a serious omission. Independent research suggests that tenants in the private rented sector are more likely, for example, to be at risk of electric shock than owner-occupiers or those in social housing<sup>1</sup>. And government statistics show that more than half of the accidental fires in British homes (over 20,000 each year) are caused by electricity<sup>2</sup>.”

For further information about the ESC policy for improving the safety of tenants in the private rented sector and supporting best practice amongst landlords, please visit [www.esc.org.uk/stakeholder](http://www.esc.org.uk/stakeholder).

<sup>1</sup> Research conducted by Ipsos MORI 25 June – 2 July 2010

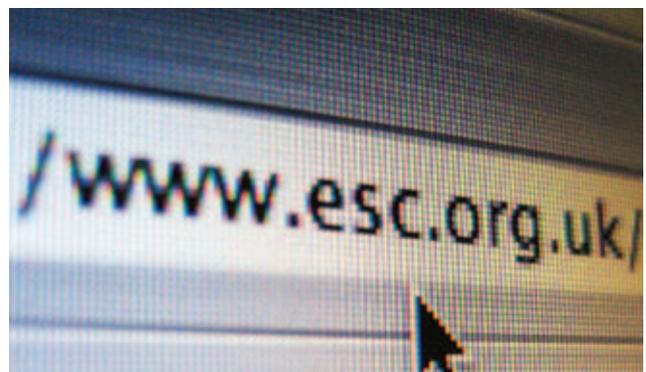
<sup>2</sup> ESC core dataset based on DCLG Fire Statistics - [www.esc.org.uk/industry/policies-and-research/statistics](http://www.esc.org.uk/industry/policies-and-research/statistics)

## ELECTRICAL INSTALLATION FORUM NEW QUESTIONS AND ANSWERS PUBLISHED

The agreed answers to the following new questions have been added to the ‘Industry guidance on the Wiring Regulations’ section of the ESC website:

- Is it acceptable to add an item of equipment of Class II or all-insulated construction, such as a smoke detector, to an existing lighting circuit not having a protective conductor?
- Is it acceptable to add an item of equipment of Class II or all-insulated construction, such as a smoke detector, to an installation that has inadequate main protective bonding?
- Should a first aid room in a school (with a treatment bed) be considered to be a medical location?
- In a dwelling, can a separate 7 kW induction hob and a 5.5 kW oven be supplied from a single 32 A radial circuit?

In addition, some changes have been made to previous guidance relating to the installation of current-using equipment in the space under a bath or shower tray.



To see the industry-agreed answers to these and many other commonly-asked questions relating to the application of the current requirements of BS 7671: 2008 (as amended), please visit

[www.esc.org.uk/forum](http://www.esc.org.uk/forum)

## Have you ever been asked...

### ► ...What is the maximum acceptable length for a 230 V extension lead fitted with a 13 A plug?



Extension leads designed to operate at 230 V are manufactured in a variety of lengths corresponding to their common applications in domestic premises. Short extension leads are typically used for the connection of items such as televisions, personal computers, laptops and table lamps. However, where electrical equipment such as hedge cutters, lawnmowers or power washers is intended to be operated outdoors, longer leads are needed. The question then arises as to what is the maximum permitted length for a 230 V extension lead.

Although 230 V extension leads are manufactured in many different lengths, the maximum safe working length of such leads is dependent primarily on:

- **the voltage drop in the cable:** As the length of cable increases so does the overall resistance of its conductors, resulting in a corresponding increase in voltage drop along the cable. If a cable is too long, the voltage available at the load end might be insufficient to enable voltage-dependent equipment to operate correctly. Increasing the cross-sectional area of a conductor reduces its resistance, so, for a given current and cable length, the voltage drop will be less than in a cable having conductors of a smaller cross-sectional area. It should be noted, however, that conductors having a cross-sectional area of 2.5 mm<sup>2</sup> or greater are too large to be correctly terminated in a standard 13 A plug
- **the cross-sectional area of the protective conductor:** The protective conductor needs to be of sufficiently low resistance, and therefore of sufficient cross-sectional area, to provide for the correct operation of the device protecting the lead.

Guidance on the safe working length of extension leads is given in the IET *Code of Practice for In-service Inspection and Testing of Electrical Equipment*. This recommends maximum lengths of extension lead based on the cross-sectional area of the conductors as follows:

- Extension leads having 1.25 mm<sup>2</sup> conductors should not exceed 12 m in length.
- Extension leads having 1.5 mm<sup>2</sup> conductors should not exceed 15 m in length.

Where an extension lead exceeds the recommended length given above, it should be protected by a residual current device (RCD) having a rated residual operating current ( $I_{\Delta n}$ ) of 30 mA or less to provide earth fault protection.

*BS 7671* does not give any particular requirements regarding the length of extension leads. However, Regulation 411.3.3 does require RCD protection to be provided for mobile equipment having a current rating not exceeding 32 A for use outdoors, such as a lawn mower or hedge trimmer.

Long extension leads used indoors can present a tripping risk and may be prone to damage from being snagged in doors or trapped under furniture or equipment, which would increase the risk of electric shock or fire. Therefore, where an extension lead is being used on a permanent basis (such as to supply a particular item of equipment), it would be prudent to ask the user to consider having an additional socket-outlet installed adjacent to the equipment instead.

► The maximum safe working length of such leads is dependent primarily on the voltage drop in the cable and the cross-sectional area of the protective conductor.



# Test instruments and rms values

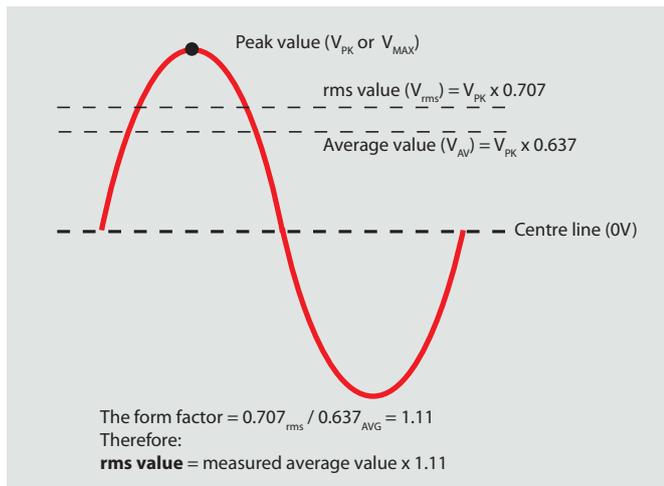
The manufacturer's details for some a.c. test instruments state that they measure true root-mean-square (rms) values. This can lead to uncertainty among some users as to the significance of 'true rms' measurements.

The measurement of the root-mean-square values of current and voltage is important as, multiplied together, these rms values give the value of power.

However, although most if not all a.c. electrical test instruments such as digital multimeters and clip-on ammeters display readings of alternating voltage and current in rms values, they are not all actually designed to measure true rms values. Instead, they display what is known as the a.c. rms, not the true rms, value.

Some instruments measure an average value of the alternating current or voltage waveform (sine wave) which they convert to an rms value by using a mathematical relationship called the 'form factor'. As shown in Fig 1, the form factor is the ratio of the 'rms factor' divided by the 'average factor' which, for a pure (undistorted) sine wave, has a constant value of 1.11. This is used to calibrate the instrument to display a.c. rms values.

FIG 1: The sine wave



While this technique provides an approximation of the more complex a.c. rms values, its use is limited to sinusoidal waveforms (sine waves), and the accuracy can be significantly affected if the waveform is badly distorted.

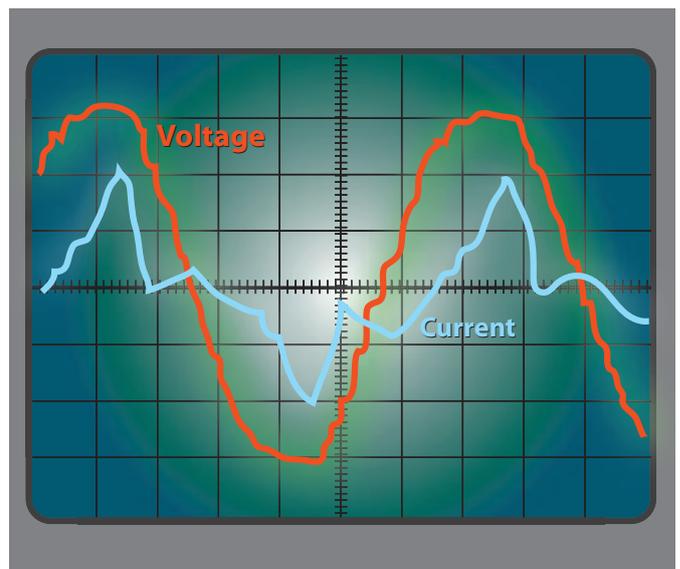
Indeed, some instrument manufacturers warn that waveform distortion can cause an instrument calibrated for sine wave measurement to produce an *under measurement*, where the value displayed on the instrument might be significantly less than the true rms value of the current or voltage being measured. (See Fig 2: Sine wave distortion).

As some components in equipment such as computers, dimmer switches and switch mode power supplies can contribute to the distortion of the supply waveform, most a.c. test measurements can be presumed to be affected to some extent.

The level of distortion in most domestic and similar electrical installations is likely to have a negligible impact on the accuracy of a.c. measurements. However, this may not be the case for industrial and commercial installations.

In particular, the effects of electrical noise and harmonics caused by electrical machinery and its associated electronic controls can increase the likelihood of significant under measurement. In some circumstances this could lead to an electrical defect being misdiagnosed or even overlooked. For example, under measurement during testing might fail to identify that a particular electrical circuit or item of equipment is overloaded.

Fig 2: Sine wave distortion



Consequently, where increased levels of distortion are likely, manufacturers recommend that an instrument designed to measure true rms is used to minimise the risk of significant measurement error.

Test instruments designed to indicate true rms values measure the heating effect of the whole waveform taking into account all the a.c. and any d.c. components present. This ensures that, within the manufacturer's stated tolerances, an accurate (true) rms reading is indicated, irrespective of the shape of the waveform or extent of any distortion present.

It is important to note that a true rms value may not be comprised only of a.c. components. For example, electronic equipment can introduce d.c. voltages which increase the amplitude of the a.c. voltage waveform by a value referred to as the *d.c. offset voltage*. This can lead to measurement error where the instrument relies on a mathematical relationship, such as the form factor, to calculate and display an rms value.

The technology required to obtain a true rms value (sometimes referred to in instrument manufacturers' details as 'ac + dc true rms' or similar) can be quite complex, and was previously only to be found in the more sophisticated types of a.c. measuring instrument. Other types of instrument were usually designed to filter out, rather than include, any d.c. voltage components.

However, recent developments have made it possible for manufacturers to incorporate this technology into more affordable hand-held electrical test instruments, making the means to measure true rms values more readily available.



## Landlords' interim electrical safety checklist

The ESC has developed a 'Landlords' Interim Electrical Safety Checklist' to help landlords when carrying out basic electrical safety checks at the properties they let.

Landlords who fail to maintain in a safe condition the electrical installation in properties they let not only compromise the safety of their tenants, but also risk prosecution. For these reasons the ESC has recommended to landlords that:

- the electrical installations in rented properties are formally inspected and tested by a competent person, such as a registered electrician, at least once every five years, and that
- electrical appliances provided by landlords for their tenants' use are inspected and tested on a regular basis.

However, electrical hazards can arise at any time during a tenancy, particularly as a result of wear and tear, accidental damage or misuse.

Therefore the ESC has also recommended that landlords themselves carry out a basic visual inspection of the electrical installation and any supplied appliances in their rented properties at appropriate intervals between the formal periodic inspections - preferably at least annually - to identify and record any electrical hazards that might have developed since the previous inspection.

To assist landlords or their representatives carry out such visual inspections, we have developed a 'Landlords Interim Electrical Safety Checklist', which can be downloaded free of charge from our website: [www.esc.org.uk](http://www.esc.org.uk)

Registered contractors are requested to draw the landlords' attention to the ESC visual inspection recommendations and the safety checklist when undertaking formal periodic inspection and testing of rented properties.

**Landlords' Interim Electrical Safety Checklist**

**Electrical Safety Council**

This Landlords' Interim Electrical Safety Checklist is designed to help you, the landlord, or your representative, to carry out a regular electrical safety check on a property you let. The checklist requirements formal periodic inspection and testing, and should be used during the interim period (at least annually), to help identify any electrical safety risks that may exist at the property. In addition, if your electrical installation is new, this checklist may be used for the interim period up to the first formal inspection and test.

As a landlord you are legally obliged to provide and maintain your rental property in a safe condition. For this reason, the Electrical Safety Council (ESC) recommends that the electrical installation is formally inspected and tested at least every 5 years, by a competent person, and a report confirming its condition is issued (Electrical Installation Condition Report - EICR). Any essential work that is required should be undertaken by a registered electrician.

**Conditions of Use:** This checklist should only be used where both of the following conditions have been met:

- A formal inspection and test (EICR) has been carried out on the property within the last 5 years
- Actions recorded on the EICR have been addressed

**Name:** (of person carrying out the electrical safety check) **Date:** (date carried out)

**Address of property:** (give the full address of the property being checked)

**Checklist summary:** (provide details of the electrical safety risks and state the required actions)

Record the risk and its location	State the actions to be taken
1	
2	
3	
4	
5	

**Comments:** (insert, as appropriate, any other comments regarding the electrical safety of the premises)

[www.esc.org.uk](http://www.esc.org.uk)

**Electrical Safety Register**

If you have identified any electrical work that needs to be carried out at the property, you can find a registered electrician by visiting [www.electricalsafetyregister.com](http://www.electricalsafetyregister.com). (Consulting sites for new EICR registered contractors based throughout the UK.)

To find more advice and resources for Landlords, visit [www.esc.org.uk/landlords](http://www.esc.org.uk/landlords)

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